



13240 Griffin Dr.  
Fort Myers, FL 33913

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## Minutes of the Pelican Preserve Committee Meeting March 14, 2013

### 1. CALL TO ORDER/ROLL CALL

**Chairperson:** Herb Freese

**Vice-Chairman:**

**Committee Members Present:**

Bob Geppert  
Bill van der Have  
Ned Haile  
John Grega  
Phil Mezey  
Lou LeMaire

**Management:** Marybeth Goldman

**Staff Members:**

Diane Collins: Administrative Assistant

**Residents:**

Gail Schafer – Pelican Resident  
Don Schafer – Pelican Resident  
Edoni Kokkinos – Kent Security

### 2. WELCOME NEW MEMBERS

Herb Freese welcomed the two new committee members Phil Mezey and Lou LeMaire.

### 3. APPROVAL OF MINUTES

**MOTION TO:** Accept the February 14, 2013 minutes.  
**MADE BY:** Robert Geppert  
**SECONDED BY:** John Grega  
**DISCUSSION:** Replace the word resign with backup in Agenda Item 6  
**RESULT:** Motion PASSED 5/0

### 4. FINANCIALS

**Summary presented by Ned Haile:**

Please see the attached financial summary.

Total expenses for the first five months are 10.1% below budget. For the most part year to date variances are due to timing of expenditures which don't occur evenly throughout the year. Other than Street Lighting Maintenance and Sidewalk Repairs where we've had a large variance due to the need to replace 25 sections of sidewalk



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perceived to be a safety hazard it is expected that most accounts will be at or under the annual budgeted amount.

The Fund 002 and 003 cash balances total 756,357 on February 28 after deducting reserves of 105,213 for repair and replacement of capital assets. Collections through February 28 less the reserves were 874,279, which based on historical rate of collections, indicate a potential collections shortfall of approximately 20,000 compared with the expense of 929,170.

Assuming that total year budgeted expenses will be realized we will incur additional expenses of 581,098 over the balance of the year leaving year-end cash balance of 293,181. That balance equates to 3.79 months expenditures at the current year budget rate.

There was further discussion on allocated expenses. Marybeth Goldman stated the estimated cost to repair the hairline cracks in the fountains is roughly \$2,100. John Grega asked if the contractor was using Elastomeric coating. He stated it will bridge the small cracks

#### **5. SPECIAL ASSESSMENT BONDS**

Herb Freese stated the bonds could be called this year but may need to pay a slight premium. The committee agreed now is the time to do it due to the commercial bond rate.

#### **6. FINANCIAL ACCOUNTING AND MONEY FLOW**

Ned gave a brief overview regarding his meeting with Peter Altman and the accountants from DMS. He stated there are three funds associated with Pelican Preserve. General Fund 002, General Fund 003 and Debt Service Fund 202. Funds 002 and 003 will be merged by 2014 because it is not necessary to have two funds. Pelican Preserve's allocated cost which they pay to the District for administrative cost is 8.5%. Ned stated DMS will transfer existing surpluses to the Capital Reserves based on Pelican Preserve's recommendation.

#### **7. DISCUSSION OF DRAFT FOR RFP FOR SECURITY WITHIN PELICAN PRESERVE**

Marybeth Goldman stated the bid specs need to be reviewed and the committee needs to give their input. She stated the time frame is 20-30 days.

**MOTION TO:** Approve RFP for security.  
**MADE BY:** Herb Freese  
**SECONDED BY:** Robert Geppert  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 7/0



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## **8. TRAFFIC STUDY AND TRIESTE DRIVE – PELICAN PRESERVE BLVD INTERSECTION SAFETY ISSUES**

**MOTION TO:** Authorize relocate trap gate to other side and run wire to install button to open gate manually. The cost will be \$1,576.00.

**MADE BY:** Robert Geppert

**SECONDED BY:** Phil Mezey

**DISCUSSION:** None further

**RESULT:** Motion PASSED 7/0

Marybeth Goldman suggested activating trap gate after season and train residents. Robert Geppert second option would be installed 2<sup>nd</sup> gate.

Adoni Kokkinos from Kent Security stated there are substantial problems with the time it takes to process through the gate. He discussed options such as everyone having a printed pass, and do not scan license but capture license plate.

Defer Traffic Study to next meeting. Marybeth Goldman stated the bushes are too high and need to be trimmed due to safety issues. She stated she is getting a quote to have all bushes trimmed. Ned Haile stated the next step is to pursue stop signs at intersections.

## **9. TREELINE WALL LANDSCAPING**

Herb Freese stated he spoke with David Caldwell from WCI and he stated no plans for doing anything in 2013. He stated that WCI is aware that they are obligated to do it but could not tell us when that would happen. John Grega stated the letter never went out from the CDD. Robert Geppert requested John Grega to rewrite his letter to WCI and present a draft for the Board.

## **10. PATHWAY OFF OF TREELINE BEHIND ARBORGATE PLAZA**

Marybeth stated she needs to evaluate the hedge line.

## **11. LAKE MAINTENANCE**

Robert Geppert stated all the lakes will be reviewed regarding slope ratio and erosion. He stated Morris-Riley will visually identify all lakes for the survey.

At the next meeting Robert Geppert will review the following items:

- Cleaning of clogged pipes and cost estimate
- Cost of repairs
- Cost to purchase fish
- FGCU reviewing size of lakes so there will be additional cost
- Aeration cost
- Investigating electrical access and cost

Some costs are provided for in current budget and some cost in future budget.



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John Grega asked if the new ponds in the new section meet standards. Robert Geppert stated they do not and WCI is aware and Chairman Neubauer has put it in writing.

Robert Geppert handed out a paper titled *Pond Watch*. He suggested the committee members read it at their leisure.

Mr. Geppert displayed the Fish Map and stated the shaded areas are the lakes that fishing is allowed. John Grega wanted to know what the status was regarding the lakes on the golf course. Robert Geppert stated there are a couple areas of fishing but they are out of the way and close to a maintenance path.

Robert Geppert stated Lou LeMaire will be attending a Pond Watch Workshop in Naples next week which is strictly academic.

#### **12. POND EASEMENT IMPROPER USE BY WCI AND REQUEST FOR FOUNDATION PLANTINGS BY HOMEOWNERS**

Herb Freese stated trees were planted on the easement and this was improper use by WCI. He stated the oak trees can be removed by the CDD. He stated the residents do not want to remove them.

Gary Galucci from Tiberio filed a complaint regarding his lanai which butts against the easement and that he would like to do some foundation plantings which would be in the easement.

#### **13. SATISFACTORY COMPLETION OF FINAL LIFT ON PELICAN PRESERVE BLVD AND SOME NEIGHBORHOODS**

Marybeth Goldman stated the pavers are being pressure washed and cleaned.

#### **14. MODIFICATION OF PRESERVE BERMS**

The berms will be moved off the owner's property and restored to original condition in Portofino per David Caldwell. It has been approved and in the CDD hands. Gail Schafer stated the berm was approved and the engineer signed off on it at the March 7<sup>th</sup> Board meeting.

#### **15. COMMITTEE MEMBERS REQUESTS AND AUDIENCE COMMENTS**

Marybeth Goldman stated a quote for traffic signage and re-lettering is being researched for inclusion in the 2014 budget. This would include vinyl lettering of stop signs, additional speed limit signs and painting street light poles.

Gail Schafer stated the at the last Board meeting DMS was given two weeks to get their act together if they wanted their contract renewed. She stated Mr. Altman was meeting with Supervisor Guy regarding the financial situation with Stoneybrook and Pelican Preserve funds.

#### **16. NEXT MEETING – APRIL 11, 2013**



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The committee decided to have Phil Mezey as acting Vice Chair in Herb Freese's absence.

**17. ADJOURNMENT OF THE MARCH 14, 2013 MEETING**

**MOTION TO:** Adjourn the meeting at 3:45 p.m.  
**MADE BY:** Herb Freese  
**SECONDED BY:** Bill Van der Have  
**DISCUSSION:** None further  
**RESULT:** Motion PASSED 7/0